

REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES

TO: WEST CRAVEN COMMITTEE

DATE: 2nd July 2019

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO WEST CRAVEN AREA COMMITTEE ON 02 JULY 2019

Application Ref: 19/0199/FUL
Proposal: Full: Erection of a building for storage of maintenance equipment (Retrospective).
At: Land To The North East Of Bashfield Farm, Kelbrook Road, Salterforth.
On behalf of: Mr & Mrs Nathan Hudson
Date Registered: 03/04/2019
Expiry Date: 29/05/2019
Case Officer: Alex Cameron

Site Description and Proposal

The application site is agricultural land adjacent to Lower Greenhill Caravan Park. The site is accessed from Kelbrook Road via an existing access road to Bashfield Farm. There is an existing agricultural building to the south east and Bashfield Farm and barn approximately 100m to the south west.

Planning permission was granted in 2017 for a storage building for the storage of maintenance machinery and equipment for Lower Greenhill Caravan Park. The approved building had a footprint of 7.5m x 16.8m with an eaves height of 3m and a ridge height of 4.2m. It was proposed to be finished with concrete block lower walls and timber boarding above, a metal profile sheet roof.

The building was not built in accordance with the approved plans, the building as erected has a footprint of 8.6m x 18.2m with an eaves height of 3m and a ridge height of 4.3m and the walls and roof are finished in brown coloured steel metal profile sheet cladding.

Relevant Planning History

17/0488/FUL - Full: Erection of a building for storage of maintenance equipment. Approved.

Consultee Response

LCC Highways - The above retrospective proposal raises no highway concerns. Therefore the Highway Development Support Section would raise no objection to the proposal on highway safety grounds. We recommend that those highway-related conditions applied to the previous application (13/17/0488/FUL) are applied to any planning approval granted for this application.

Salterforth Parish Council

Public Response

A site notice has been posted and nearest neighbours notified. Responses received objecting on the following grounds:

- The building that has been erected is in no way like the building that was granted planning permission originally.
- Applying for retrospective planning when the building so blatantly does not comply with the original application makes a complete mockery of the planning process.

- The building can be seen for miles from several points main walking routes, driving routes, and sticks out in the landscape like a sore thumb.
- If this is allowed what's stopping all land owners erecting similar buildings and littering our landscape.
- The building should be finished in stone and Yorkshire boarding.
- The plans show they are going to use the road to Bashfield Farm, Bashfield Barn and South Barn with their heavy equipment the applicant has fenced off all the original passing places. This means incoming cars will have to either wait on the busy Kelbrook Road or having entered over the cattle grid would have to back onto the Kelbrook Road, contrary to the Highway code instructions.
- A condition should be attached requiring a passing place at the junction to Kelbrook Road.
- The plans show the location of a previously constructed building to rationalise the existence of a new one in its place. There wasn't a building as the plan leads one to believe.
- No drains have been constructed for the building.

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy

ENV1 (Protecting and Enhancing Our Natural and Historic Environments) states that proposals in the designated open countryside should have regard to the Development in the Open Countryside SPG.

ENV2 (Achieving Quality in Design and Conservation) All new development should viably seek to deliver the highest possible standards of design, in form and sustainability.

Policy ENV4 (Promoting Sustainable Travel) requires new development to have regard to potential impacts that may be caused on the highway network. Where residual cumulative impacts cannot be mitigated, permission should be refused.

Policy WRK5 (Tourism, Leisure and Culture) states that Proposals associated with the provision of new or improved facilities for tourism, leisure and cultural activities, including accommodation for visitors, will be supported where they:

1. Promote sustainable tourism associated with walking, cycling, waterways and the appreciation of the area's natural and historic environment.
2. Help to improve the quality and diversity of the existing tourism offer, and extend the tourist season.
3. Do not result in a significant increase in car usage and are readily accessible by public transport, and sustainable modes of transport (e.g. walking and cycling).
4. Support conservation, regeneration and/or economic development objectives, including the promotion of cross-border initiatives.
5. Are of an appropriate scale and will not have a significant detrimental effect on the natural or historic environment, local amenity or character of the area.
6. Achieve high environmental standards in terms of design and accessibility.

Principle of the development

The building is necessary for storage requirements relating to the maintenance of the caravan park and associated agricultural land. The scale of the building is commensurate to those storage requirements and therefore the building is acceptable in principle in accordance with policy WRK5.

Visual amenity

The building would be sited approximately 150m away from the existing caravan park, but is sited adjacent to an agricultural building of similar scale and construction to the south east and, taking this into account, does not appear isolated or incongruous in the landscape. The building has the appearance of a typical modern agricultural barn and, taking into account the benefits of the building in terms of serving the needs of the caravan park and associated agricultural land, does not result in an unacceptable impact upon the visual amenity of the area or character of the open countryside. Taking these factors into account the building is acceptable in terms of visual and landscape impact in accordance with policies ENV1 and ENV2.

Residential amenity

The building is a sufficient distance from nearby dwellings to ensure that it would not result in an unacceptable impact upon residents. The development is acceptable in terms of residential amenity in accordance with policy ENV2.

Highways

The access is suitable to accommodate the traffic generated by the storage use in connection with the caravan park in accordance with policy ENV4, however, a condition is necessary to ensure that the building could not be used for general B8 storage and distribution use. Provided that turning provision is maintained within the site, it is not necessary to require that passing places are formed along the access road.

Drainage

Taking into account the scale and type of development, and the distance from neighbouring properties, it is not necessary to condition details of drainage.

Other issues

The hardstanding and fencing around the building as formed is not in accordance with what is shown on the submitted plans. It continues to the north east of the building, whereas the plans show it ending immediately to the north east of the building and the gate to the south west is not as shown on the plans. This has been raised with the applicant and they intend to alter the hardstanding gate to accord with the submitted plans.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The development is acceptable in terms of policy, visual and residential amenity and highway safety. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 200, 400, 501.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The building hereby approved shall be used only for storage related to the operation of Lower Greenhill Caravan Park or for purposes of or ancillary to agriculture as defined by Section 336 of the Town and Country Planning Act 1990 and for no other purpose including any other use falling within Use Class B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended) without the express written permission of the Local Planning Authority.

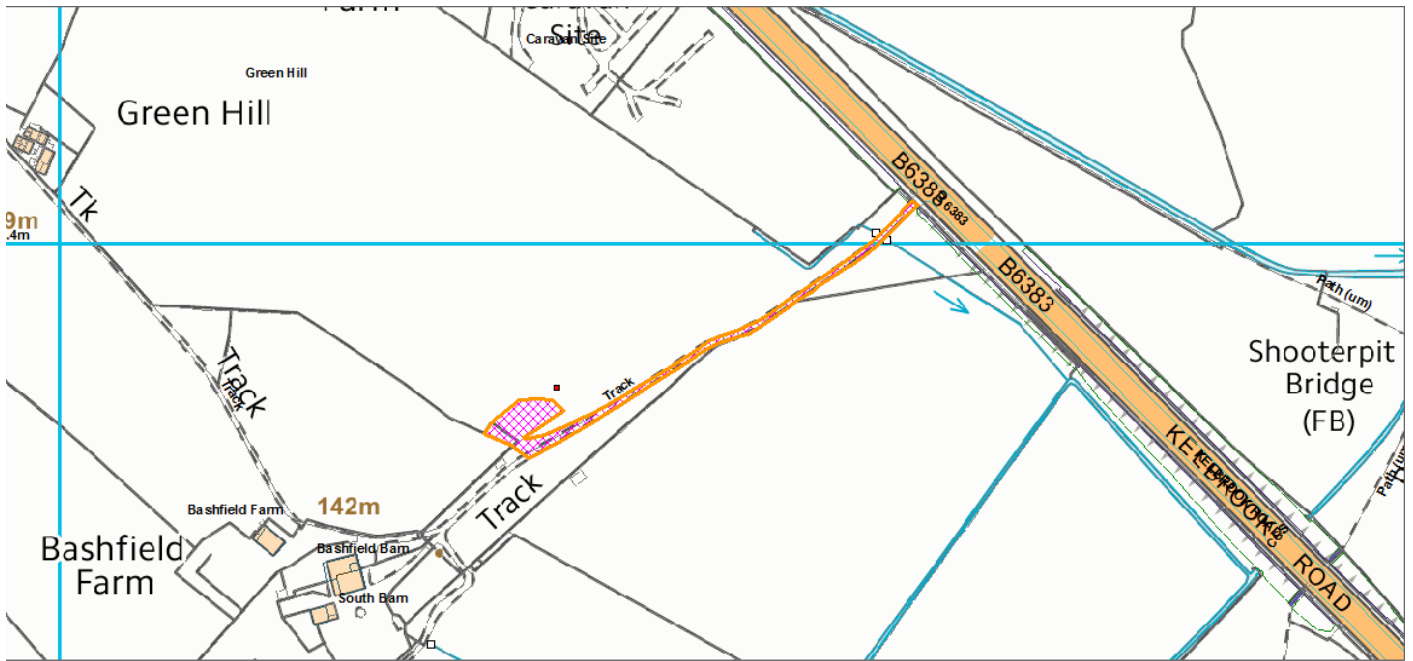
Reason: To preserve the rural character of the countryside and in the interest of highway safety.

3. The hardstanding hereby approved, as shown in drawing No. 501, shall not be used for external storage purposes.

Reason: To preserve the open rural character of the countryside

4. The hardstanding hereby approved, as shown in drawing No. 501, shall at all times be maintained free from obstruction and available for access and manoeuvring purposes to enable vehicles to turn and exit in forward gear.

Reason: In the interest of highway safety.



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LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 20th June 2019